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**APPLICATION No: EPF/2071/04**

Report Item No: 1

**SITE ADDRESS:** THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

**PARISH:** Epping

APPLICANT: Mr & Mrs Balasuriya

**DESCRIPTION OF PROPOSAL:**

Demolition of existing outbuilding and construction of detached garage / store.

**RECOMMENDED DECISION: Grant Permission**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

This application was deferred from the meeting of the 9 March 2005 to permit officers to negotiate amendments to the scheme in an effort to minimise the impact of the development on neighbours. The applicant has agreed to delete the store building from the end of the garage thus making the main building shorter and decreasing the amount of overlapping of the neighbour's rear garden. It is considered that this amendment overcomes the neighbour's objection and will satisfy the committee's concerns.

The original report is reproduced below for further consideration.

**Description of Proposal:**

Demolition of existing outbuilding and construction of detached garage and store.

**Description of Site:**

Large detached dwelling (formerly Rectory) to the north of All Saints Church on the south western side of Houbbons Hill/Coopersale Common. House is Grade II listed building. Land to north comprises residential estate of Vicarage Road land to the west is open agricultural land.

#### Relevant History:

Various applications recently for access and garden walls plus application for alterations and conversion of outbuildings EPF/2062/01 - Withdrawn.

#### Policies Applied:

Metropolitan Green Belt (part GB14)  
Listed Building Policy HC12  
Design DBE4  
Landscape Policies (LL10 and LL11)

#### Issues and Considerations:

The location of this site in the Green Belt and the listed status of the Rectory provide the key issues for consideration here. Impact of the development upon neighbouring properties is also an important factor.

There is currently a traditional timber framed barn type structure on the site, black boarded walls with pantile roof standing close to the boundary. The current building measures 7m x 4.5m at a height of approximately 4.5 metres and is shown replaced by a triple garage of 10m x 6 metres with a ridge height of 5.2 metres. On the western end of the building is an additional store structure measuring 5m x 4m with a ridge height of 4.2 metres. The proposed building is shown further away from the boundary and some 20 metres from the rear façade of No. 24 Vicarage Road. It is not felt that the current building is of any particular historic merit and no objection has been raised by the Conservation Officer to its removal.

Within the text of Policy GB14 it states that outbuildings are normally acceptable and will be treated on their merits with particular importance attached to their design, size and prominence and to the number of outbuildings on the site.

This is a large house and although the site lies within the Green Belt it is still positioned within the body of the village with the proposed building seen against a backdrop of residential properties. As such the proposed garage and store would not be visible as a prominent feature within the open countryside.

Although the garage provides greater parking provision than the current car parking standards require, given the size and nature of the dwelling in this case the amount of garage accommodation is not felt to be unreasonable.

Concern has been raised regarding the size and height of the building, however, in view of the important architectural merits of the house there is a need to respect its scale and character. In view of this the building is considered to be well designed, of a style, scale and form to be in context with the house and constructed of external materials that accord with the character of rural outbuildings in the area generally.

Finally the enlarged building will have some impact on the outlook of dwellings fronting Vicarage Road. However, this will only really affect No. 24 where the proposed store

building will partially obscure the open view across the application site. Given the distance from the rear of that dwelling it is not felt that in this instance a partial loss of view is sufficiently material to support a reason for refusal. The application building is sufficiently distant not to effect the amount of light reaching the rear elevation of No 24.

In view of the foregoing this application is recommended for approval.

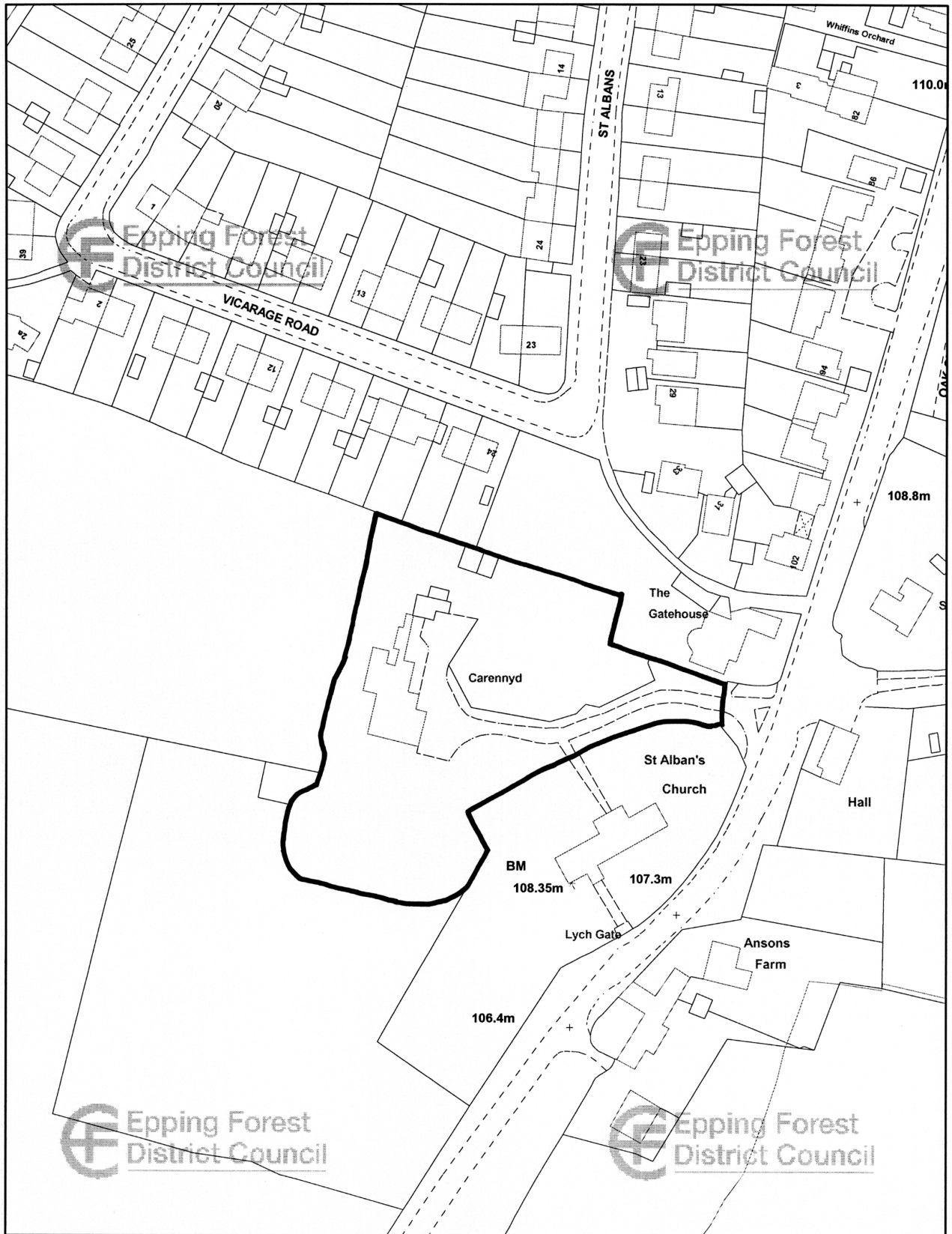
**SUMMARY OF REPRESENTATIONS:**


TOWN COUNCIL - Object on basis too little information available to reach a view on the value of the current building. Request district's conservation officer investigates and committee happy application be determined on basis of advice from conservation officer (see comments from District Conservation Officer).

22 VICARAGE ROAD - Size and location of building would seriously impair my view and therefore strongly object.

24 VICARAGE ROAD - Loss of light to rear of our property including kitchen/dining area and garden. Building will be overbearing and out of scale, currently enjoy open aspect to the rear which will be completely lost.

20 VICARAGE ROAD - Do not feel proposed construction is appropriately positioned with regard to adjacent properties. Overall design aesthetically pleasing, size and position in relation to adjacent properties will make building appear bulky and overbearing.



 <p>Epping Forest District Council          Planning Services          Civic Offices          High Street          Epping CM16 4BZ</p>	<h1>1+2</h1>	Centre X: 547518.744
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